RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

| **QUITCLAIM DEED** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JANUARY, 2021.<br><br>NOTARY PUBLIC<br><br>My commission expires: 1/3/23 |
|---|---|

Karen Johnson Davidson County
Batch# 558487 DEEDQC
01/21/2021 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210121-0009188

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lavia Investments, LLC<br>3160 Glen Ln.<br>Roseville, CA 95747 | Same as New Owner | 082-09-0B-002.00 |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Michael Lavia and Virginia Lavia, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Lavia Investments, LLC, a California limited liability company,** its successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

**SEE "EXHIBIT A" ATTACHED HERETO**

WITNESS OUR HAND, this 13 day of JANUARY, 2021.

MICHAEL LAVIA

VIRGINIA LAVIA

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento }

On January 13 2021 before me, Megan Ann Lea Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Virginia Anne Lavia and Michael Anthony Lavia
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MEGAN ANN LEA
Notary Public - California
Sacramento County
Commission # 2335016
My Comm. Expires Oct 8, 2024

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Megan Lea
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed

Document Date: 1/13/2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer – Title(s): _____ | ☐ Corporate Officer – Title(s): _____ |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer is Representing: _____ | Signer is Representing: _____ |

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, on the Plan of FINAL PLAT, SECOND REVISION, RESUBDIVISION OF LOTS 63 & 64, D.T. MCGAVOCK'S FIRST ADDITION, of record in Plat at Instrument No. 20020607-0069364, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Lavia and Virginia Lavia, husband and wife, by Deed from 3L Properties, LLC, a Tennessee limited liability company, dated March 15, 2019, recorded March 18, 2019, and appearing of record in Instrument No. 20190318-0024516, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206